



Clifton Drive, Lytham St. Annes, FY8 5RQ

Asking Price £589,500





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2 Bedrooms



2 Bathrooms



- Beautifully presented ground floor apartment.
- Direct, frontal views across the Irish Sea.
- Large L-shaped lounge/kitchen/diner.
- Two double bedrooms. Superb principal suite with en-suite and private patio.
- Allocated parking and garage.
- Positioned just a short stroll from the centre of Lytham where you have a selection of fabulous eateries, shops and transport links.



Welcoming you inside The Willows. Beautifully positioned on the sought after Lytham coastline, this exceptional ground floor apartment enjoys uninterrupted, frontal views across the Irish Sea. Offering spacious and well presented living accommodation throughout, this home features two generously sized bedrooms, a large L-shaped lounge leading to the kitchen and dining area.

A private road from Clifton Drive leads to The Willows. To the front of the property there is one allocated parking space together with a private garage, offering convenience for additional off-street parking and additional storage.

Upon entering the apartment, the entrance hall creates an immediate sense of space and elegance, setting the tone for the rest of the accommodation beyond.

Double doors from the entrance hallway open through to the impressive lounge, a wonderfully appointed room designed for both relaxing and entertaining. There is a set of patio doors to the side of this room and opening onto one of the private patio area's. A large window also compliments this space and acts quite literally as a living painting, changing with the seasons.

Flowing effortlessly from the lounge is the kitchen and dining area, creating a sociable layout ideal for modern day living. There is another set of patio doors to this space, again showcasing the fabulous sea views.

The kitchen is fitted with a range of contemporary wall and base units, beautifully complimented by quartz worktops and matching upstands. A range of NEFF appliances further enhance this space. Integrated appliances include an electric hob with extractor above, a fridge freezer, double ovens and a wine cooler.





The principal bedroom suite is generous in size offering a peaceful retreat and benefits from its very own ensuite and sliding patio doors which open onto another private patio, again with frontal sea views. An additional room is located within the suite, currently utilised as a utility room with fitted cabinetry, worktops and plumbed for a washer/dryer. This flexible space could also lend itself to a dressing room, subject to the purchaser's requirements.

The en-suite is tiled floor to ceiling and features a double ended bath with shower attachment, wash hand basin within a vanity unit, w/c and a heated towel rail.

The second bedroom is also located off the main hallway and again is an excellent size. This room features a large window to the front of the property, allowing plenty of natural light to fill this space.

The main bathroom is located again off the main hallway and is fitted with a walk in shower, wash hand basin within a vanity unit, w/c and a heated towel rail.

The current owner has thoughtfully incorporated a dedicated home office area within the hallway, creating an ideal space for home working. A striking floor to ceiling window to the front elevation fills the area with natural light, while a useful cloak/ storage cupboard provides additional storage space. There is also an allocated storage room on the lower floor which belongs to the property.

The property is found just off Clifton Drive within walking distance of the amenities of Lytham and just a short walk from Lytham Green. Lytham itself is a popular high-end destination location and is home to many who enjoy the seaside yet also enjoy the connectivity of the local area. There is good access onto the main road and motorway network and a train station is available in Lytham which links through to the Preston main line station. making this an ideal location for those seeking a peaceful yet well-connected lifestyle.



General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system.

Parking allocated and number of spaces : One allocated parking space and a garage.

Construction Type : Brick built

Building Safety : N/A

Restrictive Covenants : None known

Leasehold : Length of lease 999 years from 01.01.1982. There are 954 years left on the lease.

Management / Service Charges : There is a monthly management fee of £375.00 per month, there is no ground rent. This covers maintenance of the communal areas, including window cleaning and gardening. Buildings insurance is arranged by the freeholder under a block policy. The block is currently managed by Donson Developments.

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : None known

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : None known

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that the vendors feel affect the property.

Accessibility adaption information : Ground floor apartment with step-free access. There is a lift to all floors within the building.

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Standard, Superfast and Ultrafast available in the area

Mobile signal: EE, Vodafone, Three and O2 available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale leasehold with vacant possession upon completion.

Local Authority: Fylde Borough Council **Council Tax:** Band E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Harli Rowcliffe. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : [///whizzing.mondays.years](https://www.what3words.com/whizzing-mondays-years)

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 120.46 sq m / 1297 sq ft
Garage : 13.81 sq m / 149 sq ft
Underground Floor : 20.59 sq m / 222 sq ft
Total : 154.86 sq m / 1668 sq ft

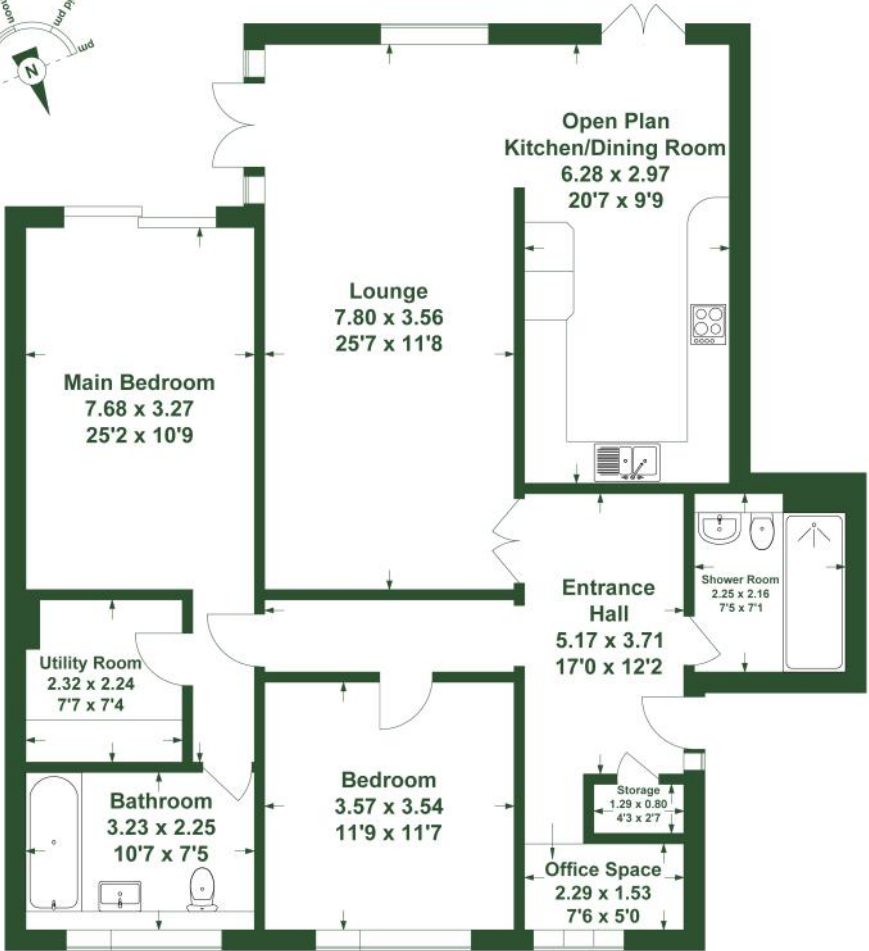
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



UNDERGROUND FLOOR



Garage



Ground Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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